



## County Planning Department Hearing

# AGENDA

Road Names  
Minor Use Permits  
Lot Line Adjustments  
Administrative Fine Appeals

**MEETING DATE:** Friday, June 19, 2015

**HEARING OFFICER:** MATT JANSSEN

### **MEETING LOCATION AND SCHEDULE**

The hearing will be held in the San Luis Obispo County Board of Supervisors Chambers, 1055 Monterey St., Room #D170, County Government Center, San Luis Obispo, CA., on the first and third Fridays of each month. The Board of Supervisors Chambers are located on the corner of Santa Rosa and Monterey Streets.,

Meeting Begins

9:00 a.m.

*ALL HEARINGS ARE ADVERTISED FOR 9:00 A.M. THIS TIME IS ONLY AN ESTIMATE AND IS NOT TO BE CONSIDERED AS TIME GUARANTEED. THE PUBLIC AND APPLICANTS ARE ADVISED TO ARRIVE EARLY.*

### **MATTERS TO BE CONSIDERED**

#### **PUBLIC COMMENT PERIOD**

1. Members of the public wishing to address the Planning Department Hearing Officer on consent agenda items and matters other than hearing items may do so at this time, when recognized by the Hearing Officer. Presentations are limited to three minutes per individual.

#### **CONSENT AGENDA**

2. Unless pulled from the consent agenda by the Planning Department Hearing Officer for separate action, the following items will be acted on collectively because individual public hearings were not requested or required pursuant to Land Use Ordinance Section 22.062.050B.4.b. or Coastal Zone Land Use Ordinance Sections 23.02.033b.(2)(ii) and 23.02.033b.(4)(ii):
3. Hearing to consider a request by **TROYE MUELLER** for a Minor Use Permit/Coastal Development permit (DRC2014-00087) to allow a 1,160 square foot manufactured home as a secondary unit on a 5.7 acre parcel. The project is located within the Residential Rural land use category at 2199 Falcon Ridge Lane, approximately 0.25 miles southwest of the intersection of Los Osos Valley Road and Clark Valley Rd and 0.5 miles west of the community of Los Osos. The site is in the Estero planning area. Also to be considered is the approval of the environmental document. A Class 3 categorical exemption was issued for this project.

**County File Number: DRC2014-00087**  
**Supervisory District: 2**  
**Project Manager: Cheryl Cochran**

**Assessor Parcel Number: 074-225-015**  
**Date Accepted: March 30, 2015**  
**Recommendation: Approval**

4. Hearing to consider a request by **KARIN KRAEMER-RODRIGUEZ** for a Minor Use Permit/Coastal Development permit (DRC2014-00093) for a 269 square foot master bedroom addition and 51 square foot deck addition to an existing 2-story single family residence on a 2,251 square foot lot. The project requires the purchase of 124 square feet of Transfer of Development Credits (TDCs) to increase the Gross Structural Area (GSA) to 1,410 square feet. The site is within the Residential Single Family land use category at 295 Orlando Drive in the community of Cambria. The site is in the North Coast Planning Area. Also to be considered is the approval of the environmental document. A class 1 categorical exemption was issued for the project.

**County File Number: DRC2014-00093**

Supervisory District: 2

**Project Manager: Emma Schoppe**

Assessor Parcel Number: 023-013-012

Date Accepted: March 31, 2015

**Recommendation: Approval**

5. Hearing to consider a request by **CATHLEEN CRITCHLEY** for a Minor Use Permit/Coastal Development Permit (DRC2014-00116) to allow the demolition of a 165 square-foot deck, and construction of a new 290 square-foot deck to an existing single family residence. The proposed project will result in the permanent disturbance of approximately 290 square-feet of a 5,367 square-foot lot. The proposed project is within the Residential Single Family land use category and is located at 350 Huntington Road, approximately 350 feet east of the Huntington Road and Windsor Boulevard intersection, in the community of Cambria. The site is located in the North Coast planning area. Also to be considered is the environmental document. A Class 1 categorical exemption was issued for this project.

**County File Number: DRC2014-00116**

Supervisory District: 2

**Project Manager: Brandi Cummings**

Assessor Parcel Number: 022-313-024

Date Accepted: April 24, 2015

**Recommendation: Approval**

6. Hearing to consider a request by **BLACK'S HATCHERY & TURKEY FARMS INC. & VERIZON WIRELESS** for a Minor Use Permit/Coastal Development Permit (DRC2014-00120) to allow the co-location, construction, and operation of an unmanned wireless communications facility consisting of one (1) new Verizon Wireless antenna, (1) new GPS antenna, and four (4) new Verizon Wireless Remote Radio Units within a new 4'-0" tall faux chimney located on the roof of an existing building. Also to be installed is new ground mounted equipment to include one (1) new equipment cabinet and meter pedestal within a 36 square foot lease enclosure area surrounded by a new 6'0" high wooden fence. The proposed project is within the Recreation land use category and is located at 6252 Moonstone Beach Drive. The site is in the community of Cambria in the North Coast Planning Area. Also to be considered is the approval of the environmental document. A Class 3 categorical exemption was issued for this project.

**County File Number: DRC2014-00120**

Supervisory District: 2

**Project Manager: Megan Martin**

Assessor Parcel Number: 022-381-012

Date Accepted: April 20, 2015

**Recommendation: Approval**

7. Hearing to consider a request by **JOINT POLE ASSOCIATION & VERIZON WIRELESS** for a Minor Use Permit (DRC2014-00052) to allow for the construction and operation of an unmanned wireless communications facility involving installation of one (1) 50.9 inch tall panel antenna mounted at a height of 35.2 feet (measured to top of antenna) on a new cross arm on an existing 43.8 foot tall wood utility pole. The project also involves installation of equipment cabinets and racks on a concrete slab on grade, enclosed by a 6 foot tall wooden fence, located within an

approximately 32 square foot lease area, with associated utility trenching. The project will result in the disturbance of approximately 60 square feet within the shoulder of a County maintained right-of-way. The proposed project is within the Agriculture land use category and is located on the north corner of the North Thompson Avenue/Mehlschau Road intersection, approximately 2,000 feet northwest of the Nipomo urban reserve line. The site is in the South County sub-area of the South County Planning Area. Also to be considered is the approval of the environmental document. A Class 3 categorical exemption was issued for this project.

County File Number: DRC2014-00052  
Supervisory District: 4  
**Project Manager: Cody Scheel**

APN: N/A (County ROW), Closest APN: 090-051-056  
Date Accepted: April 2, 2015  
**Recommendation: Approval**

8. Hearing to consider a request by **ALMA MAY** for a Minor Use Permit/Coastal Development Permit (DRC2014-00098) to allow for an existing as-built 110 square foot bathroom addition attached to an existing 540 square foot detached recreation room, located in the rear yard behind an existing single family residence. The proposed project is in the Residential Single Family land use category and is located at 2619 Rodman Drive, in the community of Los Osos. The site is in the Estero Planning Area. Also to be considered is the approval of the environmental document. A Class 3 categorical exemption was issued for this project.

**County File Number: DRC2014-00098**  
Supervisory District: 2  
**Project Manager: Cody Scheel**

Assessor Parcel Number: 074-481-009  
Date Accepted: March 26, 2015  
**Recommendation: Approval**

## **HEARING ITEMS**

9. Hearing to consider a request by **NSA WIRELESS & VERIZON WIRELESS** for a Minor Use Permit/Coastal Development Permit (DRC2014-00074) to allow the co-location, construction, and operation of an unmanned telecommunications facility for Verizon Wireless consisting of the installation of (1) electrical meter, (1) disconnect box, (1) GPS antenna, (2) Remote Radio Units, and (1) ground mounted small cell equipment cabinet, and (1) cylindrical antenna on an existing PG&E wooden pole within the public right of way (the project will not include the construction of a new cellular tower as it will be located on the existing PG&E pole). The proposed project is within the Residential Suburban land use category and is located in the public right of way approximately 125 feet east of the intersection of San Luisito Creek Road and Highway 1, east of the City of Morro Bay. The site is in the Estero Planning Area. Also to be considered is the approval of the environmental document. A Class 3 categorical exemption was issued for this project.

**County File Number: DRC2014-00074**  
Supervisory District: 2  
**Project Manager: Megan Martin**

Assessor Parcel Number: 073-181-027  
Date Accepted: February 3, 2015  
**Recommendation: Approval**

ESTIMATED TIME OF ADJOURNMENT: 9:30 a.m.

**Next Scheduled Meeting: JULY 17, 2015**, in the County Board of Supervisors Chambers, County Government Center, San Luis Obispo, CA.

NICOLE RETANA, SECRETARY  
COUNTY PLANNING DEPARTMENT HEARINGS

## **PUBLIC RECORDS ACT**

Supplemental correspondence and other materials for open session agenda items that are distributed to the Planning Department staff within 72 hours preceding the Planning Department Hearing meeting are available for public viewing in the Planning and Building Department located at 976 Osos Street, Room 200. With respect to documents submitted by members of the public to the Planning Department staff during a meeting, the law requires only that those documents be copied by the Clerk after the meeting for members of the public who desire copies. However, as a courtesy to others, it is requested that members of the public bring at least 4 extra copies of documents that they intend to submit to the Planning Department staff during a meeting so that those extra copies can be immediately distributed to all members of the Planning Department staff and other members of the public who desire copies.

## **DEPARTMENT OF PLANNING AND BUILDING MEETING PROCEDURES**

Planning Department Hearings are conducted under the authority of the Hearing Officer. Each item scheduled for public hearing at a Planning Department Hearing will be announced by the Hearing Officer and the hearing will be conducted as follows:

1. The Planning Department staff will present the staff report and recommendation on the matter being heard.
2. The Hearing Officer will open the public hearing and will first ask the project applicant (if any) to present any points they feel the Planning Department Hearings should understand about their proposal.
3. The Hearing Officer will ask other interested persons to present any testimony they wish to give about the proposal being considered.
4. The Hearing Officer will offer the project applicant an opportunity for rebuttal of any testimony against the proposal or to clarify information previously presented.

## **RULES FOR PRESENTING TESTIMONY**

All persons who wish to present testimony to the Planning Department Hearings in a public hearing must observe the following rules:

1. When beginning to speak, first identify yourself and place of residence. This is required for the public record. Planning Department Hearings are tape recorded.
2. All remarks must be addressed to the Hearing Officer. Conversation or debate between a speaker and a member of the audience is not permitted.
3. Please keep your remarks as brief as possible. When a number of speakers wish to testify on the same project, the Hearing Officer may limit the time for testimony to 3 minutes for individuals and 8 minutes for persons representing a group. Focus your testimony on the most important facts you wish to be considered. Avoid duplicating testimony provided by others.
4. Whenever possible, written testimony should be presented as well as oral. Written testimony can be submitted for Planning Department Hearings consideration in advance of the actual hearing date.

## **APPEALS**

If you are dissatisfied with any aspect of an approval or denial of a project, you have the right to appeal this decision to the Board of Supervisors up to 14 days after the date of action, in writing, to the Planning Department. If legitimate coastal resource issues related to our local Coastal Program are raised in the appeal, there will be no fee. If an appeal is filed for an inland project, or for a coastal project with no legitimate coastal issues, there will be a fee set by the current fee schedule. If a fee is required, it must accompany the appeal form. The appeal will not be considered complete if a fee is required but not paid. There must be an original form and original signature, a FAX is not accepted.

Planning Department Hearings decisions may also be appealable to the California Coastal Commission pursuant to Coastal Act Section 30603 and the County Coastal Zone Land Use Ordinance 23.01.043. Exhaustion of appeals at the county is required prior to appealing the matter to the California Coastal Commission. The appeal to the Board of Supervisors must be made to the Planning Commission Secretary, Department of Planning and Building, and the appeal to the California Coastal Commission must be made directly to the California Coastal Commission Office. These regulations contain specific time limits to appeal, criteria, and procedures that must be followed to appeal this action. The regulations provide the California Coastal Commission 10 working days following the expiration of the County appeal period to appeal the decision. This means that no construction permits can be issued until both the County appeal period and the additional Coastal Commission appeal period have expired without an appeal being filed.

Contact the Coastal Commission's Santa Cruz Office at (831) 427-4863 for further information on appeal procedures.

**HEARING IMPAIRED:** There are devices available for the hearing impaired upon request.

## **ON THE INTERNET**

This agenda may be found on the internet at: <http://www.sloplanning.org> under Quicklinks, Meeting Agendas. For further information, please call (805) 788-2947.